

In re:
Gerald L. Popp, Jr.
Debtor

Case No. 17-10583-amc
Chapter 13

CERTIFICATE OF NOTICE

District/off: 0313-2
Date Rcvd: Jul 21, 2021

User: admin
Form ID: pdf900

Page 1 of 2
Total Noticed: 1

The following symbols are used throughout this certificate:

Symbol	Definition
+	Addresses marked '+' were corrected by inserting the ZIP, adding the last four digits to complete the zip +4, or replacing an incorrect ZIP. USPS regulations require that automation-compatible mail display the correct ZIP.

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Jul 23, 2021:

Recip ID	Recipient Name and Address
db	+ Gerald L. Popp, Jr., 376 Wheatsheaf Lane, Langhorne, PA 19047-1553

TOTAL: 1

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.
Electronic transmission includes sending notices via email (Email/text and Email/PDF), and electronic data interchange (EDI).

NONE

BYPASSED RECIPIENTS

The following addresses were not sent this bankruptcy notice due to an undeliverable address, *duplicate of an address listed above, *P duplicate of a preferred address, or ## out of date forwarding orders with USPS.

NONE

NOTICE CERTIFICATION

I, Joseph Speetjens, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.

Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed .R. Bank. P.2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.

Date: Jul 23, 2021

Signature: /s/Joseph Speetjens

CM/ECF NOTICE OF ELECTRONIC FILING

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on July 21, 2021 at the address(es) listed below:

Name	Email Address
ANDREW L. SPIVACK	on behalf of Creditor Wells Fargo Bank NA andrew.spivack@brockandscott.com, wbecf@brockandscott.com
CHRISTOPHER M. MCMONAGLE	on behalf of Creditor Finance of America Mortgage LLC cmcmmonagle@sterneisenberg.com bkecf@sterneisenberg.com
CHRISTOPHER M. MCMONAGLE	on behalf of Creditor Finance of America East cmcmmonagle@sterneisenberg.com bkecf@sterneisenberg.com
FREDERICK L. REIGLE	on behalf of Trustee FREDERICK L. REIGLE ecfmail@fredreiglechl3.com ecf_frpa@trustee13.com
HOWARD GERSHMAN	on behalf of Debtor Gerald L. Popp Jr. hg229ecf@gmail.com, 229ecf@glpoc.comcastbiz.net
JEROME B. BLANK	on behalf of Creditor Wells Fargo Bank NA paeb@fedphe.com

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JILL MARIE FEIN

on behalf of Creditor Yardley Commons Community Association jfein@hillwallack.com
skenny@hillwallack.com;lharkins@hillwallack.com

LEON P. HALLER

on behalf of Creditor MidFirst Bank lhaller@pkh.com dmaurer@pkh.com;mgutshall@pkh.com

MARIO J. HANYON

on behalf of Creditor Wells Fargo Bank NA wbecf@brockandscott.com, wbecf@brockandscott.com

POLLY A. LANGDON

on behalf of Trustee FREDERICK L. REIGLE ecfmail@readingch13.com

REBECCA ANN SOLARZ

on behalf of Creditor MidFirst Bank bkgroup@kmlawgroup.com

REGINA COHEN

on behalf of Creditor Ally Financial Inc. rcohen@lavin-law.com ksweeney@lavin-law.com

STEFAN RICHTER

on behalf of Creditor Yardley Commons Community Association srichter@clemonslaw.com

THOMAS YOUNG.HAE SONG

on behalf of Creditor Wells Fargo Bank NA paeb@fedphe.com

United States Trustee

USTPRegion03.PH.ECF@usdoj.gov

WILLIAM C. MILLER, Esq.

ecfemails@ph13trustee.com philaecf@gmail.com

WILLIAM C. MILLER, Esq.

on behalf of Trustee WILLIAM C. MILLER Esq. ecfemails@ph13trustee.com, philaecf@gmail.com

WILLIAM EDWARD MILLER

on behalf of Creditor Finance of America Mortgage LLC wmiller@friedmanvartolo.com bankruptcy@friedmanvartolo.com

TOTAL: 18

UNITED STATES BANKRUPTCY COURT
EASTERN DISTRICT OF PENNSYLVANIA

IN RE:

GERALD L. POPP, JR.

NO. 17-10583 AMC
CHAPTER 13

ORDER ALLOWING DEBTOR TO SELL CONDOMINIUM UNIT
AND ANCILLARY RELIEF

It is ordered that:

Debtor, Gerald L. Popp, Jr., may sell Yardley Commons Condominium, Unit 1701, Yardley Borough, Bucks County, PA, in accordance with the terms of an Agreement of Sale dated June 5, 2021 to Blaine Applegate, as submitted to the Court. Further, any lien in favor of the Yardley Commons Condominium, as set forth in its Proof of Claim No. 10 shall be paid at settlement in the amount of the balance then due on the Proof of Claim according to the records of the Chapter 13 Trustee, whereupon such lien shall be released. Further, Debtor may pay from the proceeds of sale counsel, Howard Gershman, Esquire, the sum of \$2,000.00, as legal fee for services. All net proceeds from settlement, after payment of costs, fees and taxes, shall be paid as Debtor directs in accordance with an agreement arising from a divorce action in the Court of Common Pleas of Bucks County, PA No. 2020-61617.

Date:

BY THE COURT:

Date: July 21, 2021



Bankruptcy Judge